



## Parks and Recreation Programming Master Plan

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### Precinct Line Road

Completely straight in alignment, Precinct Line Road is the main north-south connector through the city and can be divided into three distinct sections:

- Precinct Line Road south from Bedford-Eules Road is mostly characterized by well-established single-family homes. It is a relatively narrow four lane, undivided road with the quality of a local road lined with mature trees along its way, as well as in the home's yards. The driveways to single family homes and the multitude of residential roads leading from it, add to the local street image of Precinct Line Road. In fact, this stretch of Precinct Line Road serves as one of the main identifying elements of the City of Hurst. It has a feel and a quality that is well worth preserving. Three types of institutional and public destination points are associated with this southern stretch of Precinct Line Road: elementary school, library and community park. Any future road upgrades should be done with extreme sensitivity and with an emphasis on the preservation of trees and the provision of adequate sidewalks.
- The second section, located between Bedford-Eules Road and Highway 26, is mostly characterized by businesses with some residential property along the way. An upgrade of the section between Highway 26 and Highway 183 is due for construction in 2006 and will comprise a 6 lane divided road within a 120 feet right-of-way. This makes it very similar to Highway 26 and Harwood Road in character and purpose.
- The third section, north from Highway 26 is, for the most part, bordered by residential land use in Hurst to the east and North Richland Hills to the west. It currently comprises a four lane undivided road with a continuous left turning lane and wide shoulders. The ultimate plan calls for a 6 lane divided road with turning lanes. This stretch of road is made significant because of the following: the Hurst water tower visible from the north and south approach; the railway crossing; the dense stand of trees on residential property behind the yard fences; and the fact that no overhead utilities are visible. It should be noted that the entire width of the road up to the east curb, is located within North Richland Hills. However, the visibility and presence of this road in the community merit collaboration with the neighboring City to ensure streetscape beautification.

*The southern stretch of Precinct Line Road serves as one of the main identifying elements in the City of Hurst*

*The middle section is similar to Highway 26 and Harwood Road in character and purpose.*

*Collaboration with the neighboring city is essential to ensure streetscape beautification.*



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Measured to the four criteria points, the entire Precinct Line Road has a high visibility and presence in the community. The middle section and the Pipeline and Bedford-Eules intersection have the potential for economic development for businesses along the street. Both the middle and southern sections have a need for pedestrian connections. The southern section has additional merit for the preservation of its architectural, historic and visual quality. The northern section of Precinct Line Road qualifies for streetscape beautification including the creation of medians and trail connections. The following photos illustrate the three sections in order from south to north.



*Precinct Line Road: Southern section along the Library with large mature street trees.*



*Precinct Line Road: Southern section along the established residential community; the large mature street trees add significantly to the street's ambience.*





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*Precinct Line Road: Southern section at the intersection with Pipeline Road looking north. Note the well mature stand of post oak trees on the church property to the right. Every effort should be made to safeguard the future of these trees.*



*Precinct Line Road: Southern section where Precinct Line Road intersects with Pipeline Road left to right. The importance of protecting these trees is especially important with the planned improvement of Pipeline Road.*



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*Precinct Line Road: Middle section approach to Highway 183 with retail development on both sides of the road.*



*Precinct Line Road: Middle section between Highway 183 and Highway 26*



*Precinct Line Road: Northern section bordered by existing residential development.*





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Gateways to the City of Hurst are typically identified where the City is entered along the seven above-mentioned roads. Major gateways are associated with Highway 183 where it enters the City on the eastern and western side and on Highway 121/820 where the City is entered along Bedford-Eules Road, Pipeline Road and Highway 10.

### Gateways and Street Nodes Analysis



*East entry way along Highway 183.*

Minor gateways are identified on the east side of the City along Highway 26, Harwood Road, Bedford-Eules Road, Pipeline Road and Highway 10.

A gateway from the north is identified along Precinct Line Road where existing elements including the Hurst water tower and the Cottonbelt rail line, serve as ideal gateway elements for two reasons: the visibility and prominence of the water tower and the sensory experience through sound and sight when crossing the rail line.



*The north gateway along Precinct Line Road is defined by two elements: the Hurst water tower and the Cottonbelt rail line.*



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The southern gateway along Precinct Line Road is similarly defined by the TRE rail line at the City limits. The opportunity exists to incorporate a unique gateway at this point, visible to the daily commuters who ride along this rail line between Dallas and Fort Worth.



*The TRE rail line at the city limit defines the south gateway along Precinct Line Road.*

Street nodes are typically located where major roads cross each other. Such intersections are identified along Precinct Line Road where it intersects with Pipeline Road, Bedford-Eules Road, Highway 183, Harwood Road and Highway 26.



*A major street node is identified where Precinct Line Road intersects with Highway 183. This intersection is due for a major upgrade when both roads will be widened in the future.*





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*A major street node is identified where Precinct Line Road intersects with Highway 26.*



*The southwest corner of the Precinct Line Road and Highway 26 is highly visible and ideal for a City gateway monument. Recognized for the site's prominence, the adjacent landowner has an agreement with the City to have the business sign behind the City sign. Unfortunately the scale of the business monument overshadows the City monument causing the purpose of being a City gateway to be lost.*

The Streetscape Beautification and Gateways Plan on the following page describes the recommendations for streetscape beautification and gateways for the City of Hurst.